

VARIANCE APPLICATION

Project/Property Address or Location: 4297-4301 JOHNSTOWN ROAD		Project Name/Business Name: GASLIGHT SQUARE	
Parcel ID No.(s): 027-000098 027-000142	Zoning Designation: SO	Total Acreage: 2.87	
Description of Variance Requested: SITE LIGHTING VARIANCE FROM .5 TO 1.25			
STAFF USE ONLY – Code Section(s): Ch 1163.06(a) - Lighting, Striping, + Traffic Code			
APPLICANT Name-do <u>not</u> use a business name: SHAWN McALLISTER		Applicant Address: 3040 RIVERSIDE DR #225 UPPER ARLINGTON, OH 43221	
Applicant E-mail: SMARCH@AMERITECH.NET		Applicant Phone No.: 614-451-4136	
BUSINESS Name (if applicable): SHAWN McALLISTER ARCHITECT, INC.			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): SHAWN McALLISTER		Contact Information (phone no./email): 614-451-4136 SMARCH@AMERITECH.NET	
PROPERTY OWNER Name: (if different from Applicant) MICHAEL FLEITZ		Property Owner Contact Information (phone no./email): GASLIGHTSMILES@GMAIL.COM 614-537-3619	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant/Primary Contact Signature:  Date: 4/10/20

INTERNAL USE

Zoning File No. V-0077-2020

RECEIVED: KAW
DATE: 4-21-20

PAID: 500.00
DATE: 4-21-20



AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

MICHAEL FLEITZ

(property owner name printed)

[Signature]

(property owner signature)

4/13/20

(date)

Subscribed and sworn to before me on this _____ day of _____, 20_____.

State of _____ County of _____

Notary Public Signature: _____

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

SHAWN T McALISTER

(applicant/representative/property owner name printed)

[Signature]

(applicant/representative/property owner signature)

4/13/20

(date)

Subscribed and sworn to before me on this _____ day of _____, 20_____.

State of _____ County of _____

Notary Public Signature: _____

Shawn McAllister



Architect, Inc.

April 15, 2020

City of Gahanna Zoning Division
Attn: Michael Blackford
200 S. Hamilton Road
Gahanna, OH 43230

RE: 4297-4301 Johnstown Road – Gaslight Square

The request for a site lighting variance (Chapter 1163.06) to increase the average foot candles at pavement from .5 foot candles to 1.25 foot candles.
There are safety concerns for the exterior lighting if the intensity is at .5.

Sincerely,

A handwritten signature in blue ink, appearing to read 'SMcAllister'.

Shawn McAllister
Architect

3040 Riverside Drive, Suite 225
Upper Arlington, OH 43221

SURROUNDING PROPERTY OWNERS:

Vipinchandra and Jyotika Patel, Tr.
991 McCarron Court
Columbus, Ohio 43230

Justin and Diana Sponseller
999 McCarron Court
Columbus, Ohio 43230

Mitchell and Rachel Klein
1007 McCarron Court
Columbus, Ohio 43230

Darin and Jenny German
1015 McCarron Court
Columbus, Ohio 43230

Benchmark Bank
461 Beecher Road
Gahanna, Ohio 43230

King Avenue 1.0 LLC
4251 Johnstown Road
Gahanna, Ohio 43230

Mifflin Township
155 Olde Ridenour Road
Columbus, Ohio 43230

JTH Enterprises LLC
470 Silver Lane
Columbus, Ohio 43230

MD United LLC
470 Silver Lane
Columbus, Ohio 43230

DESCRIPTION

The Galleon™ Pedestrian Companion LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate a variety of pole configurations and mounting heights, allowing it to be offered as a pedestrian or site lighting solution. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES

Construction

Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity.

Optics

Choice of sixteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K

and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical

LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Pedestrian LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option.

Mounting

The innovative quick mounting arm attaches to new or existing 4-5" round or square poles with 1-1/2" to 4-7/8" drilling patterns without re-drilling. The mast arm adapter fits horizontal 2-3/8" tenon.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



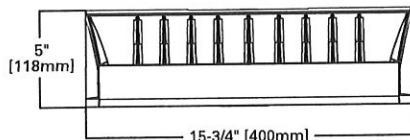
GPC GALLEON PEDESTRIAN COMPANION

1-2 Light Squares
Solid State LED

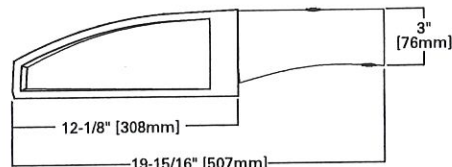
AREA/SITE LUMINAIRE

WaveLinx

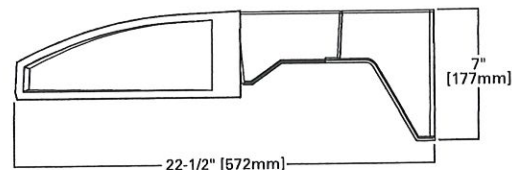
DIMENSIONS



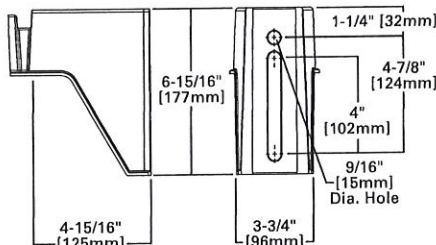
MAST ARM MOUNT



QUICK MOUNT ARM (OVERALL DIMENSIONS)



QUICK MOUNT ARM (POLE MOUNTING DETAILS)



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

EPA

Effective Projected Area (Sq. Ft.)
Quick Mount Arm: 0.73
Mast Arm: 0.62

SHIPPING DATA

Approximate Net Weight:
27 lbs. (12.2 kgs.)



TD500053EN
December 17, 2019 8:37 AM

POWER AND LUMENS

Number of Light Squares		1				2			
Drive Current		600mA	800mA	1.0A	1.2A	600mA	800mA	1.0A	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.3	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.3	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (mA)		0.11	0.15	0.17	0.2	0.19	0.24	0.32	0.39
Input Current @ 480V (mA)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.3
Optics									
T2	4000K/5000K Lumens	4,204	5,156	6,381	7,000	8,215	10,075	12,470	13,680
	3000K Lumens	3,975	4,874	6,033	6,618	7,767	9,525	11,790	12,934
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T2R	4000K/5000K Lumens	4,464	5,474	6,775	7,431	8,723	10,696	13,239	14,523
	3000K Lumens	4,221	5,176	6,406	7,025	8,247	10,113	12,517	13,731
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2
T3	4000K/5000K Lumens	4,285	5,256	6,505	7,135	8,375	10,269	12,710	13,943
	3000K Lumens	4,051	4,969	6,150	6,746	7,918	9,710	12,017	13,182
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T3R	4000K/5000K Lumens	4,380	5,372	6,648	7,294	8,561	10,498	12,993	14,253
	3000K Lumens	4,141	5,078	6,286	6,895	8,094	9,925	12,285	13,475
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2
T4FT	4000K/5000K Lumens	4,311	5,286	6,542	7,177	8,422	10,329	12,784	14,024
	3000K Lumens	4,075	4,998	6,185	6,786	7,963	9,766	12,086	13,259
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
T4W	4000K/5000K Lumens	4,254	5,217	6,458	7,084	8,313	10,195	12,619	13,843
	3000K Lumens	4,023	4,933	6,105	6,698	7,860	9,639	11,931	13,088
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
SL2	4000K/5000K Lumens	4,196	5,147	6,370	6,988	8,202	10,058	12,449	13,656
	3000K Lumens	3,967	4,866	6,022	6,607	7,755	9,509	11,771	12,911
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
SL3	4000K/5000K Lumens	4,284	5,255	6,504	7,134	8,374	10,268	12,709	13,941
	3000K Lumens	3,849	4,720	5,842	6,408	7,520	9,224	11,415	12,523
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3
SL4	4000K/5000K Lumens	4,071	4,992	6,179	6,778	7,954	9,756	12,074	13,246
	3000K Lumens	3,849	4,720	5,842	6,408	7,520	9,224	11,415	12,523
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3
5NQ	4000K/5000K Lumens	4,420	5,420	6,709	7,358	8,637	10,591	13,108	14,380
	3000K Lumens	4,179	5,124	6,343	6,957	8,166	10,013	12,393	13,595
	BUG Rating	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
5MQ	4000K/5000K Lumens	4,501	5,520	6,831	7,494	8,795	10,786	13,350	14,644
	3000K Lumens	4,256	5,219	6,458	7,085	8,316	10,198	12,622	13,845
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	4000K/5000K Lumens	4,513	5,534	6,849	7,514	8,819	10,815	13,385	14,683
	3000K Lumens	4,268	5,232	6,475	7,104	8,338	10,224	12,656	13,882
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
SLL/SLR	4000K/5000K Lumens	3,765	4,619	5,716	6,270	7,358	9,023	11,167	12,251
	3000K Lumens	3,560	4,367	5,404	5,927	6,957	8,531	10,559	11,583
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3
RW	4000K/5000K Lumens	4,379	5,370	6,647	7,293	8,558	10,494	12,989	14,250
	3000K Lumens	4,141	5,077	6,285	6,895	8,092	9,922	12,281	13,473
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
AFL	4000K/5000K Lumens	4,396	5,390	6,672	7,318	8,590	10,533	13,037	14,301
	3000K Lumens	4,156	5,096	6,308	6,919	8,121	9,959	12,326	13,521
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2

* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

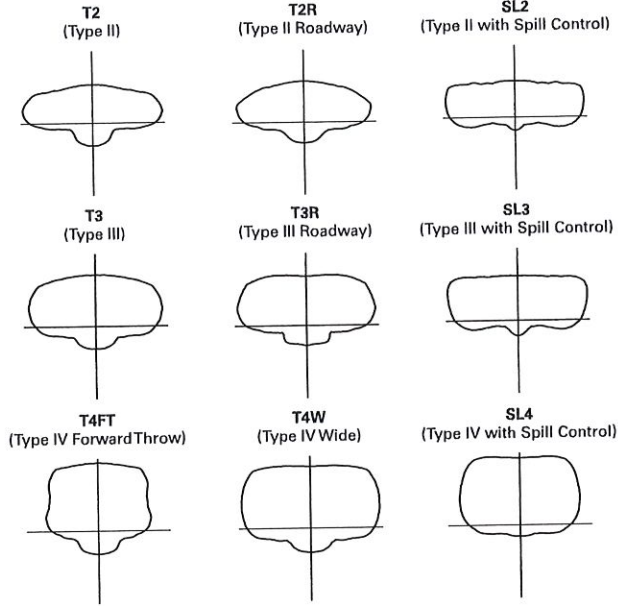


Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/fighting

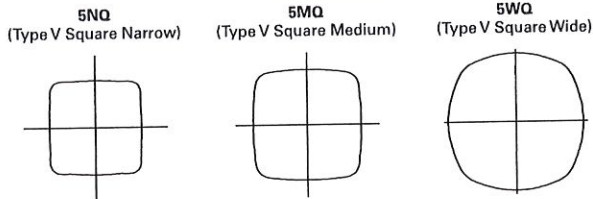
Specifications and dimensions subject to change without notice.

OPTICAL DISTRIBUTIONS

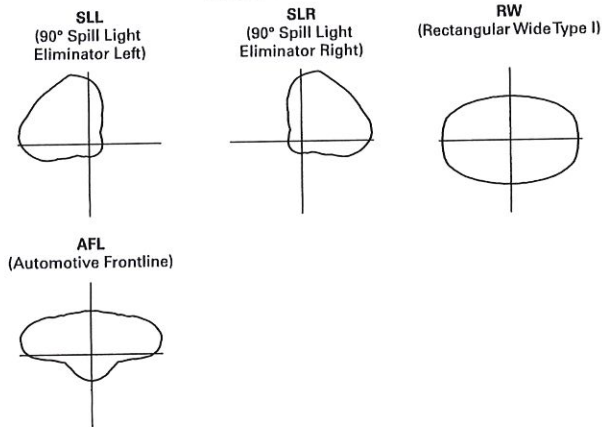
Asymmetric Area Distributions



Symmetric Distributions

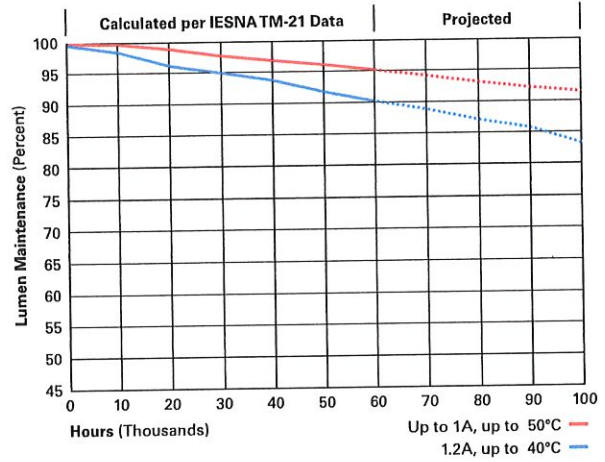


Specialized Distributions



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

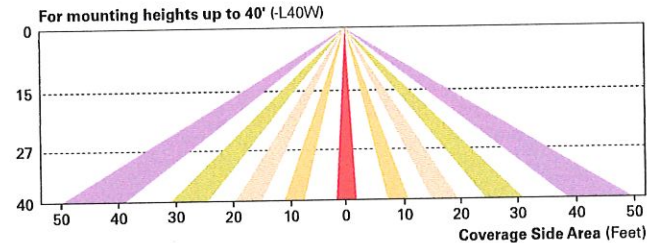
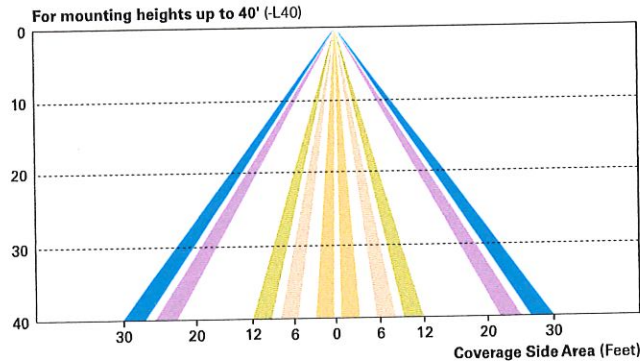
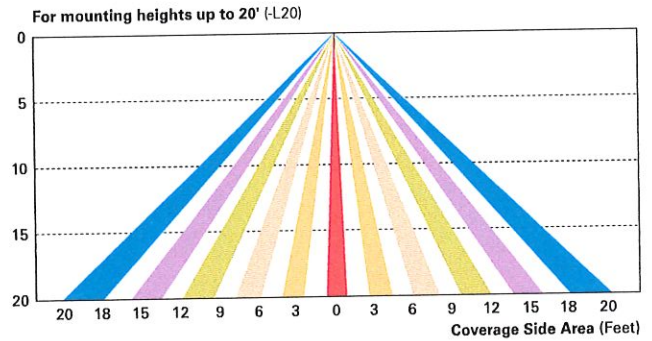
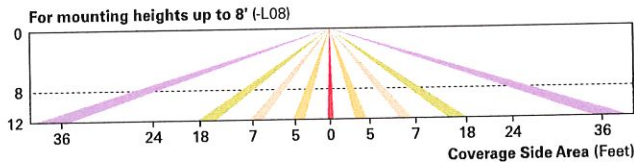
After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX and MS-LXX)

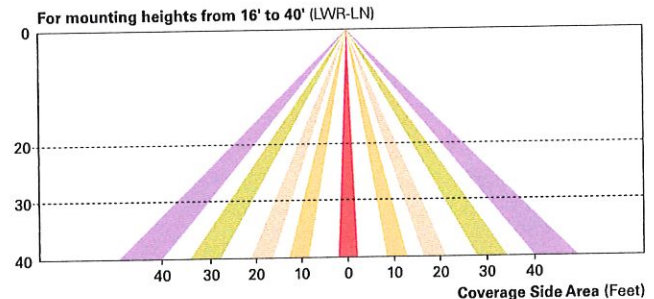
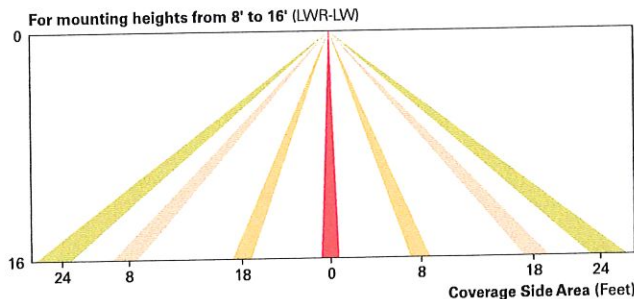
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

ORDERING INFORMATION

Sample Number: GPC-AF-02-LED-E1-T3-GM

Product Family	Light Engine	Number of Light Squares ¹	Lamp Type	Voltage	Distribution	Color	Mounting Options
GPC=Galleon Pedestrian Companion	AF=1A Drive Current	01=1 02=2	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ² 480=480V ^{2,3}	T2=Type II T2R= Type II Roadway T3=Type III T3R= Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I 5NQ=Type V Square Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White CC=Custom Color ⁴	QM=Quick Mount Arm for Round or Square Pole ^{5,6} MA=2-3/8" Mast Arm ^{5,7}
Options (Add as Suffix)					Accessories (Order Separately)		
7027=70 CRI / 2700K ⁸ 7030=70 CRI / 3000K ⁸ 8030=80 CRI / 3000K ⁸ 7050=70 CRI / 5000K ⁸ 7060=70 CRI / 6000K ⁸ 600=Drive Current Factory Set to 600mA 800=Drive Current Factory Set to 800mA 1200=Drive Current Factory Set to 1200mA ⁹ F=Single Fused (120, 277 or 347V. Must Specify Voltage) FF=Double Fused (208, 240 or 480V. Must Specify Voltage) 10K=10kV Surge Module DIM=0-10V Dimming Leads ^{10,11} HA=50°C High Ambient ¹² P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹³ AHD145=After Hours Dim, 5 Hours ¹⁴ AHD245=After Hours Dim, 6 Hours ¹⁴ AHD255=After Hours Dim, 7 Hours ¹⁴ AHD355=After Hours Dim, 8 Hours ¹⁴ MS-LXX=Motion Sensor for On/Off Operation ^{15,16,17} MS/DIM-LXX=Motion Sensor for Dimming Operation ^{15,16,17} LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{17,18,19} LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{17,18,19} LCF=Light Square Trim Plate Painted to Match Housing ²⁰ MT=Factory Installed Mesh Top L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right HSS=Factory Installed House Side Shield ²¹ CE=CE Marking and Small Terminal Block ²² ZW=WaveLinX-enabled 4-PIN Twistlock Receptacle ^{26,27} ZW-SWPD4XX=Wavelinx Wireless Sensor, 7' - 15' Mounting Height ^{26,27,29} ZW-SWPD5XX=Wavelinx Wireless Sensor, 15' - 40' Mounting Height ^{26,27,29}					OA/RA1013=Photocontrol Shorting Cap OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201=NEMA Photocontrol - 347V OA/RA1027=NEMA Photocontrol - 480V MA1252=10kV Circuit Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁶ LS/HSS=Field Installed House Side Shield ^{21,23} WOLC-7P-10A=WaveLinX Outdoor Control Module (7-pin) ^{24,26} SWPD4-XX=Wavelinx Wireless Sensor, 7' - 15' Mounting Height ^{26,27,28,29} SWPD5-XX=Wavelinx Wireless Sensor, 15' - 40' Mounting Height ^{26,27,28,29}		

NOTES:

- Standard 4000K CCT and minimum 70 CRI.
- Requires the use of a step down transformer. Not available in combination with sensor options at 1200mA.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Custom colors are available. Setup charges apply. Paint chip samples required. Extended Lead times apply.
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- Quick mount arm adapter is factory installed. Pole mounting bracked shipped in box. Suitable for 1.5G. Fits square and round pole up to 6" O.D.
- Mast arm adapter factory installed (2-3/8" O.D. arm only). Suitable for 3G vibration.
- Extended lead times apply. Use dedicated IES files when performing layouts.
- Not available with HA option.
- Cannot be used with other control options.
- Low voltage control lead brought out 18" outside fixture.
- HA option available for single light square only. Not available with 1200mA drive current.
- Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
- Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
- Replace LXX with mounting height in feet for proper lens selection (e.g., L8=8' mounting height). L8, L20, L40, and L40W are available options.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- Includes integral photosensor.
- Bronze sensor is shipped with Bronze fixtures. White sensor shipped on all other housing color options.
- LumaWatt wireless sensors are factory installed requiring network components in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
- Not available with HSS option.
- Only for use with SL2, SL3, SL4, and AFL distributions. The light square trim plate is painted black when the HSS option is selected.
- CE is not available with the LWR, MS, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- One required for each light square.
- Requires PER7.
- Reserved.
- Cannot be used in conjunction with photocontrol or other controls systems (P, R, MS, LWR).
- WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
- Requires ZW.
- Replace XX with sensor color (WH, BZ, or BK).

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES

Construction

Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

Optics

Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K

and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical

LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Cooper Lighting Solutions proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting

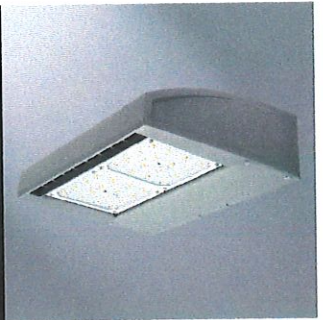
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



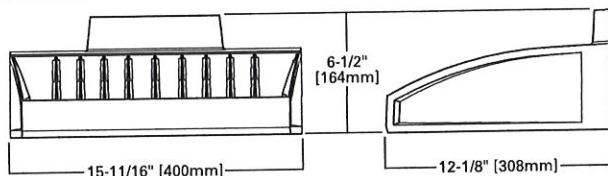
GWC GALLEON WALL

1-2 Light Squares
Solid State LED

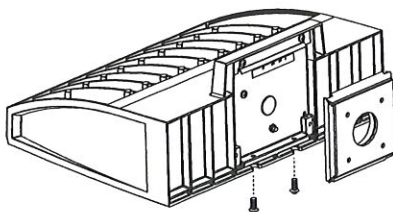
WALL MOUNT LUMINAIRE

WaveLinX

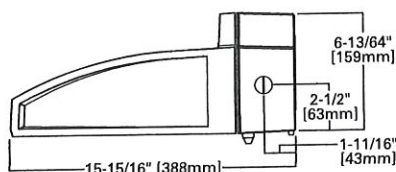
DIMENSIONS



HOOK-N-LOCK MOUNTING



BATTERY BACKUP AND THRU-BRANCH BACK BOX



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA

Approximate Net Weight:
27 lbs. (12.2 kgs.)

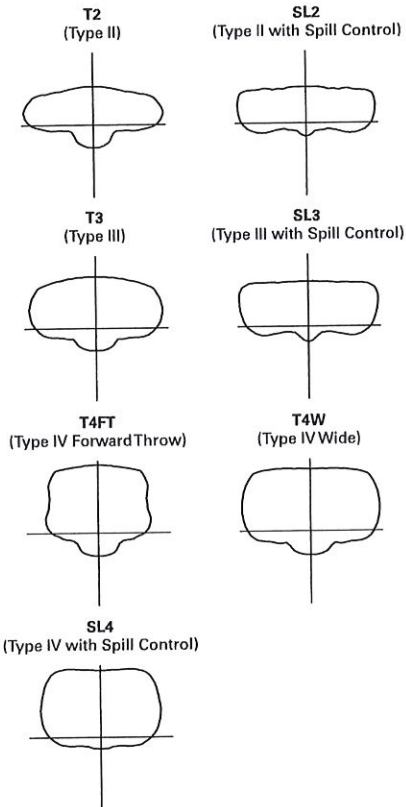
POWER AND LUMENS

Number of Light Squares		1				2			
		600mA	800mA	1.0A	1.2A	600mA	800mA	1.0A	1.2A
Drive Current		34	44	59	67	66	86	113	129
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (mA)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (mA)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	4000K/5000K Lumens	4,204	5,156	6,381	7,000	8,215	10,075	12,470	13,680
	3000K Lumens	3,975	4,874	6,033	6,618	7,767	9,525	11,790	12,934
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T3	4000K/5000K Lumens	4,285	5,256	6,505	7,135	8,375	10,269	12,710	13,943
	3000K Lumens	4,051	4,969	6,150	6,746	7,918	9,710	12,017	13,182
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T4FT	4000K/5000K Lumens	4,311	5,286	6,542	7,177	8,422	10,329	12,784	14,024
	3000K Lumens	4,075	4,998	6,185	6,786	7,963	9,766	12,086	13,259
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
T4W	4000K/5000K Lumens	4,254	5,217	6,458	7,084	8,313	10,195	12,619	13,843
	3000K Lumens	4,023	4,933	6,105	6,698	7,860	9,639	11,931	13,088
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
SL2	4000K/5000K Lumens	4,196	5,147	6,370	6,988	8,202	10,058	12,449	13,656
	3000K Lumens	3,967	4,866	6,022	6,607	7,755	9,509	11,771	12,911
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
SL3	4000K/5000K Lumens	4,284	5,255	6,504	7,134	8,374	10,268	12,709	13,941
	3000K Lumens	3,849	4,720	5,842	6,408	7,520	9,224	11,415	12,523
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3
SL4	4000K/5000K Lumens	4,071	4,992	6,179	6,778	7,954	9,756	12,074	13,246
	3000K Lumens	3,849	4,720	5,842	6,408	7,520	9,224	11,415	12,523
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3
5NQ	4000K/5000K Lumens	4,420	5,420	6,709	7,358	8,637	10,591	13,108	14,380
	3000K Lumens	4,179	5,124	6,343	6,957	8,166	10,013	12,393	13,595
	BUG Rating	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
5MQ	4000K/5000K Lumens	4,501	5,520	6,831	7,494	8,795	10,786	13,350	14,644
	3000K Lumens	4,256	5,219	6,458	7,085	8,316	10,198	12,622	13,845
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	4000K/5000K Lumens	4,513	5,534	6,849	7,514	8,819	10,815	13,385	14,683
	3000K Lumens	4,268	5,232	6,475	7,104	8,338	10,224	12,656	13,882
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
SLL/SLR	4000K/5000K Lumens	3,765	4,619	5,716	6,270	7,358	9,023	11,167	12,251
	3000K Lumens	3,560	4,367	5,404	5,927	6,957	8,531	10,559	11,583
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3
RW	4000K/5000K Lumens	4,379	5,370	6,647	7,293	8,558	10,494	12,989	14,250
	3000K Lumens	4,141	5,077	6,285	6,895	8,092	9,922	12,281	13,473
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2

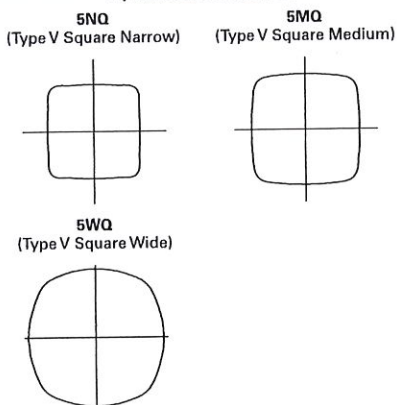
* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

OPTICAL DISTRIBUTIONS

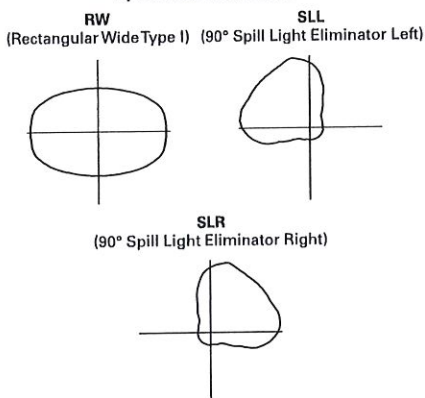
Asymmetric Area Distributions



Symmetric Distributions

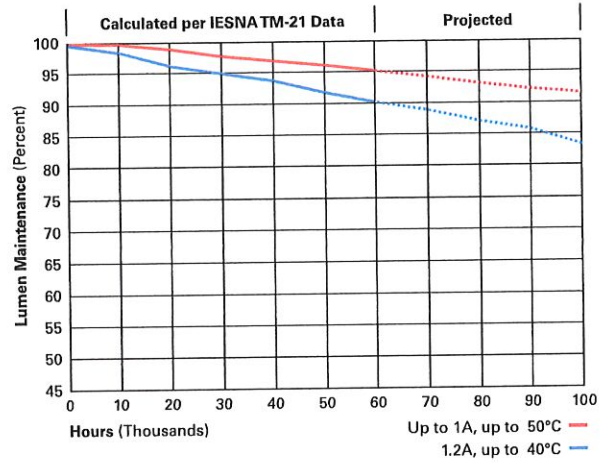


Specialized Distributions



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

CONTROL OPTIONS

0-10V

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

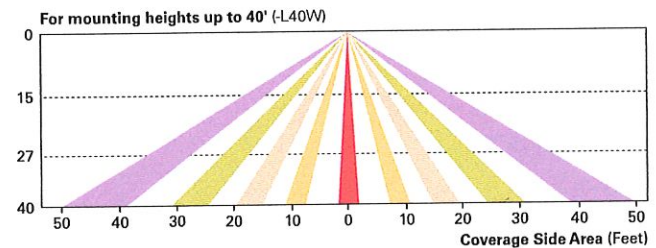
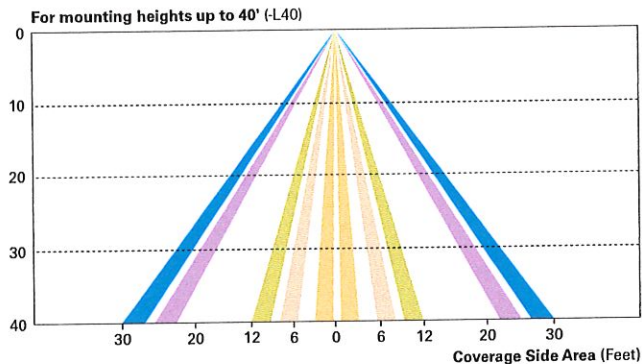
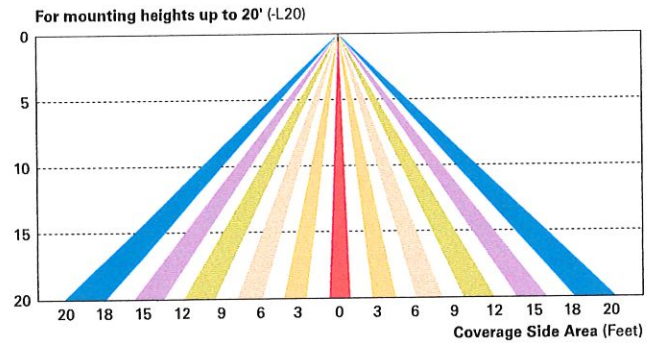
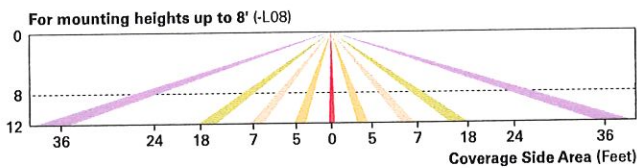
After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX and MS-LXX)

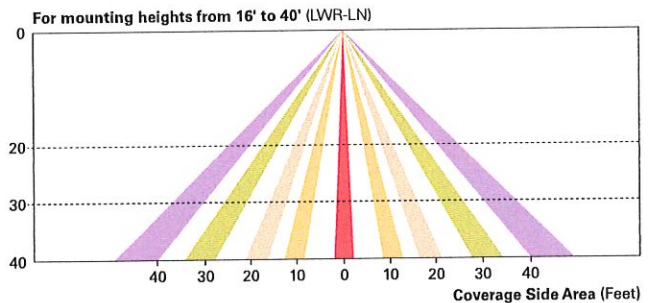
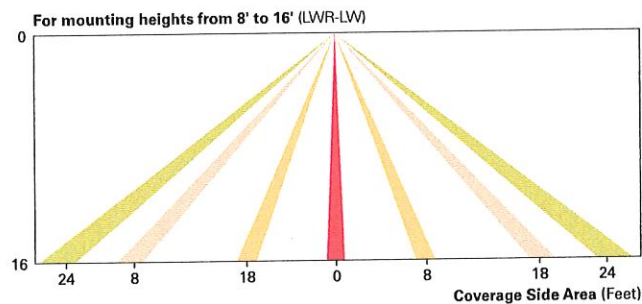
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

ORDERING INFORMATION

Sample Number: GWC-AF-02-LED-E1-T3-GM

Product Family ¹	Light Engine	Number of Light Squares ²	Lamp Type	Voltage	Distribution	Color	Mounting Options
GWC=Galleon Wall	AF=1A Drive Current	01=1 02=2 ³	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁴ 480=480V ^{4,5}	T2=Type II T3=Type III T4FT=Type IV Forward Throw T4W=Type IV Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I SNQ=Type V Square Narrow SMQ=Type V Square Medium SWQ=Type V Square Wide	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White CC=Custom Color ⁶	[BLANK]=Surface Mount
Options (Add as Suffix)					Accessories (Order Separately)		
7027=70 CRI / 2700K ⁷ 7030=70 CRI / 3000K ⁷ 8030=80 CRI / 3000K ⁷ 7050=70 CRI / 5000K ⁷ 7060=70 CRI / 6000K ⁷ 600=Drive Current Factory Set to 600mA 800=Drive Current Factory Set to 800mA 1200=Drive Current Factory Set to 1200mA ⁸ F=Single Fused (120, 277 or 347V. Must Specify Voltage) FF=Double Fused (208, 240 or 480V. Must Specify Voltage) 10K=10kV Surge Module DIM=0-10V Dimming Leads ^{9,10} DALI=DALI Driver ¹¹ HA=50°C High Ambient ¹² UPL=Uplight Housing ¹³ BBB=Battery Pack with Back Box ^{3,8,14,27} CWB=Cold Weather Battery Pack with Back Box ^{3,8,14,27} P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁵ AHD145=After Hours Dim, 5 Hours ¹⁶ AHD245=After Hours Dim, 6 Hours ¹⁶ AHD255=After Hours Dim, 7 Hours ¹⁶ AHD355=After Hours Dim, 8 Hours ¹⁶ MS-LXX=Motion Sensor for On/Off Operation ^{17,18,19} MS/DIM-LXX=Motion Sensor for Dimming Operation ^{17,18,19} LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{19,20,21} LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{19,20,21} L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top LCF=Light Square Trim Plate Painted to Match Housing ²² HSS=Factory Installed House Side Shield ²³ CE=CE Marking and Small Terminal Block ²⁴ ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle ^{25,26} ZW-SWPD4XX=WaveLinx Wireless Sensor, 7' - 15' Mounting Height ^{25,26,31,32} ZW-SWPD5XX=WaveLinx Wireless Sensor, 15' - 40' Mounting Height ^{25,26,31,32}					OA/RA1013=Photocontrol Shorting Cap ²⁸ OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V ²⁸ OA/RA1201=NEMA Photocontrol - 347V ²⁸ OA/RA1027=NEMA Photocontrol - 480V ²⁸ MA1252=10kV Circuit Module Replacement MA1059XX=Thru-branch Back Box (Must Specify Color) FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁷ LS/HSS=Field Installed House Side Shield ^{22,25} WOLC-7P-10A=WaveLinx Outdoor Control Module (7-pin) ^{26,29} SWPD4-XX=WaveLinx Wireless Sensor, 7' - 15' Mounting Height ^{25,26,31,32} SWPD5-XX=WaveLinx Wireless Sensor, 15' - 40' Mounting Height ^{25,26,31,32}		

NOTES:

- DesignLight Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Two light squares with BBB or CWB options limited to 25°C, 120-277V only. Not available in combination with sensor options at 1200mA.
- Requires the use of a step down transformer. Not available in combination with sensor options at 1200mA.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Custom colors are available. Setup charges apply. Paint chip samples required. Extended Lead times apply.
- Extended lead times apply. Use dedicated IES files when performing layouts.
- Not available with HA option.
- Cannot be used with other control options.
- Low voltage control lead brought out 18" outside fixture.
- Only available with BBB or CWB in single light square. HA option available for single light square only. Limited to 1A and below.
- Not available with 1200, UPL, BBB and CWB options. Available for single light square only.
- Not available with SL2, SL3, SL4, HA, BBB, CWB, R, or PER7 options.
- Operates a single light square only. Cold weather option operates -20°C to +40°C, standard 0°C to +40°C. Backbox is non-IP rated.
- Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
- Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
- Replace LXX with the available mounting height options: L08, L20, L40 or L40W are the only choices.
- Includes integral photosensor.
- LumaWatt wireless sensors are factory installed requiring network components in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
- Bronze sensor is shipped with Bronze fixtures. White sensor shipped on all other housing color options.
- Not available with HSS option.
- Only for use with SL2, SL3 and SL4 distributions. The light square trim plate is painted black when the HSS option is selected.
- CE is not available with the 1200, DALI, LWR, MS, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- One required for each light square.
- Requires PER7.
- Control option limited to P=Button Type Photocontrol (must specify voltage).
- Requires a 3 or 7 pin photocontrol receptacle.
- Cannot be used in conjunction with photocontrol or other controls systems (P, R, MS, LWR).
- WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
- Requires ZW.
- Replace XX with sensor color (WH, BZ, or BK).



Cooper Lighting Solutions
 1121 Highway 74 South
 Peachtree City, GA 30269
 P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.



SURROUNDING PROPERTY OWNERS:

Vipinchandra and Jyotika Patel, Tr.
991 McCarron Court
Columbus, Ohio 43230

Justin and Diana Sponseller
999 McCarron Court
Columbus, Ohio 43230

Mitchell and Rachel Klein
1007 McCarron Court
Columbus, Ohio 43230

Darin and Jenny German
1015 McCarron Court
Columbus, Ohio 43230

Benchmark Bank
461 Beecher Road
Gahanna, Ohio 43230

King Avenue 1.0 LLC
4251 Johnstown Road
Gahanna, Ohio 43230

Mifflin Township
155 Olde Ridenour Road
Columbus, Ohio 43230

JTH Enterprises LLC
470 Silver Lane
Columbus, Ohio 43230

MD United LLC
470 Silver Lane
Columbus, Ohio 43230



NOTES:

- THIS ALTA SURVEY IS BASED UPON RECORDED DATA, AN ACTUAL FIELD SURVEY OF THE SITE, AND INFORMATION FURNISHED BY WESTCOOR LAND TITLE INSURANCE COMPANY AND LANDSEL TITLE AGENCY, INC., AS LISTED IN THE TITLE COMMITMENT FILE NUMBER GH-35246, EFFECTIVE DATE: AUGUST 3, 2018 @ 06:00 A.M.
- THIS ALTA SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN THE TITLE BLOCK OR CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITY WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMED SAID ENTITY.
- PROPERTY IS WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING), PER FEMA FLOOD INSURANCE RATE MAP NO. 39049C 0213 K, EFFECTIVE DATE JUNE 17, 2008.
- BENCHMARKS:**
 REFERENCE BENCHMARK - FRANKLIN COUNTY SURVEY CONTROL DATABASE, MONUMENT DESIGNATION: NA-17, BEING AN ALUMINUM DISK IN THE SOUTH END OF A CURVED WINDOW ON THE WEST SIDE OF HAMILTON ROAD, 0.50 MILES SOUTH OF HORSE ROAD AND 75' WEST OF THE CENTERLINE OF HAMILTON ROAD, AS CONFIRMED BY VRS-GPS SURVEY UTILIZING MOUNTPOINT 000T_JAD83(2011)_RTCM30, (GEOID 12A) IN AUGUST OF 2018.
 ELEV. 894.17 (NAVD 88)
 BENCHMARK 1 - TOP OF IRON PIN FOUND WITH CAP LOCATED AT THE NORTHWEST CORNER OF THE SITE.
 ELEV. 914.97 (NAVD 88)
 BENCHMARK 2 - TOP OF IRON PIN FOUND WITH CAP LOCATED AT THE SOUTHEAST CORNER OF THE SITE.
 ELEV. 911.08 (NAVD 88)
- ODPS REFERENCE NUMBERS:** A82203159 PHYSICAL MARKINGS
 A82201650 RECORD PLANS
- THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT, HOWEVER THE CONTRACTOR SHALL INVESTIGATE AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. NON-MEMBERS MUST BE CALLED DIRECTLY.
- UTILITY CONTACTS:**
 WATER- AND SEWER: CITY OF GAHANNA, DIVISION OF WATER AND SEWER, 200 S. HAMILTON ROAD, GAHANNA, OHIO (614) 645-7677
 JEFFERSON WATER AND SEWER DISTRICT, 6455 TAYLOR ROAD, BLACKLICK, OHIO 43004
 ELECTRIC: AMERICAN ELECTRIC POWER, 850 TECH CENTER DRIVE, GAHANNA, OHIO 43230-6605 (614) 883-8802
 GAS: COLUMBIA GAS OF OHIO-COLUMBUS, 839 W GOODALE BLVD., COLUMBUS, OHIO 43212 (614) 260-7500
 TELEPHONE: AT&T, 1529 N. HIGH STREET, COLUMBUS, OHIO 43215 (614) 291-2500
 CABLE: TIME WARNER CABLE, 15 W. MAIN STREET, COLUMBUS, OHIO 43215 (614) 454-1605
 WIDE OPEN WEST, COLUMBUS FIBERNET, 1386 DUBLIN ROAD, COLUMBUS, OHIO 614-274-8100
 1-800-347-4351 TF, 614-274-8794 FAX
- ZONING:**
 THIS SITE IS LOCATED IN THE ER-2 (ESTATE RESIDENTIAL DISTRICT) GENERAL REQUIREMENTS INCLUDE:
 SETBACKS:
 FRONT & REAR: 50', SIDE: 20'
 BUILDING AND PAVEMENT LOT COVERAGE SHALL NOT EXCEED 80% OF THE PARCEL.
 MAXIMUM BUILDING HEIGHT = 35'
- APPARENT ENCROACHMENTS:** 1. ELECTRIC LINES AND POLE EXIST ON PROPERTY WITHOUT KNOWN EASEMENT.

TITLE COMMITMENT NOTES:

THE FOLLOWING NOTES ARE NUMBERED AND CORRESPOND TO THE NUMBERING SYSTEM OF THE SURVEY RELATED EXCEPTIONS LISTED IN SCHEDULE B PART II OF WESTCOOR LAND TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER GH-35246, EFFECTIVE DATE: AUGUST 3, 2018 AT 06:00 A.M., AND INDICATE AS TO WHETHER THE NUMBERED EXCEPTIONS APPLY, OR DO NOT APPLY TO THE 1.471 ACRE SUBJECT PARCEL, AND AS TO WHETHER THEY ARE SHOWN, OR NOT SHOWN ON THE SURVEY DRAWING.

- EASEMENT GRANTED TO COLUMBIAS AND SOUTHERN OHIO ELECTRIC CO., APPEARING OF RECORD IN VOL. 2836, PAGE 286, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO APPLIES TO THE SUBJECT PARCEL, BEING A FIVE (5) FOOT WIDE ELECTRIC EASEMENT ALONG THE NORTHERLY PROPERTY LINE, AND AS SHOWN HEREON.
- EASEMENT GRANTED TO COLUMBIA GAS, APPEARING OF RECORD IN VOL. 23593, PAGE 619, OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, APPLIES TO THE SUBJECT PARCEL, BEING A TWENTY (20) FOOT WIDE GAS EASEMENT ALONG THE WESTERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD, AND AS SHOWN HEREON.

RECORD BOUNDARY DESCRIPTION:

WESTCOOR LAND TITLE INSURANCE COMPANY
 SCHEDULE A
 LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND THE TOWNSHIP OF JEFFERSON:

BEING LOCATED IN THE NORTH PART OF LOT NO. 2 OF THE JONATHAN DAYTON SUBDIVISION OF QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS, AND BEING 3.0 ACRES OFF THE ENTIRE SOUTHERLY SIDE OF THE 3.56 ACRE TRACT CONVEYED TO THELMA MAHR BY ADMINISTRATIVE DEED RECORDED IN DEED BOOK 2249, PAGE 466, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BOUNDARY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL IN THE CENTERLINE OF U.S. ROUTE 62 (JOHNSTOWN ROAD) SAID NAIL BEING AT THE SOUTHEAST CORNER OF SAID 3.56 ACRE TRACT; THENCE ALONG THE NORTHERLY LINE OF THE SAID CHARLES E. GIBSON, 2.80 ACRE TRACT, NORTH 84°49'30" WEST (PASSING AN IRON PIN AT 34.71 FEET) 461.70 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF THE SAID 3.56 ACRE TRACT AND THE NORTHWEST CORNER OF THE SAID CHARLES E. GIBSON, 2.80 ACRE TRACT; THENCE ALONG THE WESTERLY LINE OF THE SAID THELMA MAHR 3.56 ACRE TRACT AND THE WESTERLY LINE OF THE SAID SHIRLEY A. MCLUNG 3.164 ACRE TRACT, NORTH 5°00' EAST, 245.03 FEET TO A POINT IN THE WESTERLY LINE OF THE SAID TRACT; THENCE ACROSS SAID 3.56 ACRE TRACT SOUTH 84°49'30" EAST (PASSING AN IRON PIN AT 570.35 FEET) 605.08 FEET TO A NAIL IN THE CENTERLINE OF SAID JOHNSTOWN ROAD; THENCE ALONG THE CENTERLINE OF SAID JOHNSTOWN ROAD, SOUTH 35°23' WEST 283.53 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.00 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND/OR RIGHTS OF WAY OF PREVIOUS RECORD.

EXCEPTING THEREFROM THE FOLLOWING:

SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND THE TOWNSHIP OF JEFFERSON AND BOUNDARY AND DESCRIBED AS FOLLOWS:

BEING LOCATED IN THE NORTH PART OF LOT NO. TWO (2) OF THE JONATHAN DAYTON'S SUBDIVISION OF QUARTER TOWNSHIP NO. 2, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS, AND BEING A PARCEL OF THE ENTIRE SOUTHERLY SIDE OF THE 3.56 ACRE TRACT CONVEYED TO THELMA MAHR BY ADMINISTRATIVE DEED RECORDED IN DEED BOOK 2249, PAGE 466, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BOUNDARY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL IN THE CENTERLINE OF U.S. ROUTE 62 (JOHNSTOWN ROAD) SAID NAIL BEING AT THE SOUTHEAST CORNER OF SAID 3.56 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF THE SAID CHARLES E. GIBSON, 2.80 ACRE TRACT; THENCE ALONG THE NORTHERLY LINE OF THE SAID CHARLES E. GIBSON, 2.80 ACRE TRACT, NORTH 84°49'30" WEST, (PASSING AN IRON PIN OF 34.71 FEET) 461.70 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF THE SAID 3.56 ACRE TRACT AND THE NORTHWEST CORNER OF THE SAID CHARLES E. GIBSON, 2.80 ACRE TRACT; THENCE ALONG THE WESTERLY LINE OF THE SAID CHARLES E. GIBSON, 2.80 ACRE TRACT, WESTERLY LINE OF THE SAID SHIRLEY A. MCLUNG 3.164 ACRE TRACT, NORTH 5°00' EAST 122.52 FEET TO A POINT IN THE WESTERLY LINE OF THE SAID TRACT; THENCE ACROSS SAID TRACT IN A GENERAL EASTERLY DIRECTION, SOUTH 84°49'30" EAST 533.38 FEET TO A POINT IN THE CENTERLINE OF SAID ROAD, SOUTH 35°23' WEST 141.76 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.399 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND/OR RIGHTS OF WAY OF PREVIOUS RECORD.

AND FURTHER EXCEPTING THEREFROM THE FOLLOWING:

SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND THE TOWNSHIP OF JEFFERSON BEING IN LOT TWO (2), QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS AND BEING PART OF AN ORIGINAL 3.00 ACRE TRACT CONVEYED TO HELEN KOKER BY O.R. 31150, PAGE 420 OF THE FRANKLIN COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF A 1.399 ACRE TRACT CONVEYED TO J. ERNEST WELLS, D.O. BY O.R. 28407, PAGE 610, IN THE CENTERLINE OF JOHNSTOWN ROAD (U.S. 62) SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE N. 84°42'24" E. A DISTANCE OF 461.77 FEET LEAVING SAID CENTERLINE AND ALONG THE NORTHERLY LINE OF SAID 1.399 ACRES TRACT TO A POINT;

THENCE N. 35°29'52" E. A DISTANCE OF 141.55 FEET LEAVING SAID NORTHERLY LINE AND ACROSS THE GRANOR'S PROPERTY TO A POINT;

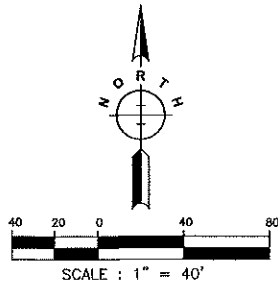
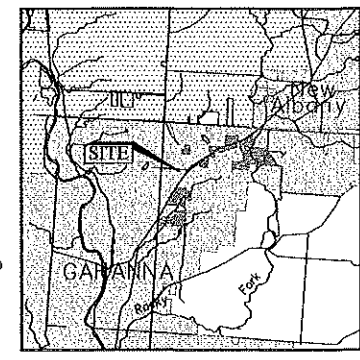
THENCE S. 84°42'38" E. A DISTANCE OF 462.29 FEET ALONG THE SOUTHERLY LINE OF A 0.134 ACRE TRACT CONVEYED TO THE CITY OF GAHANNA, OHIO BY O.R. 14893, PAGE 405 TO A POINT;

THENCE S. 35°29'52" W. A DISTANCE OF 141.77 FEET LEAVING SAID SOUTHERLY LINE AND ALONG SAID CENTERLINE TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.130 ACRES, MORE OR LESS, FROM AUDITOR'S PARCEL NUMBER 170-001305, INCLUDING THE PRESENT ROAD WHICH OCCUPIES 0.099 ACRE, MORE OR LESS, LEAVING A NET TAKE OF 0.032 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

THE BEARING OF N. 35°29'52" E. IS BASED ON THE CENTERLINE OF JOHNSTOWN ROAD (U.S. 62) AS SHOWN IN ROSE RUN SUBDIVISION PLAT BOOK 68, PAGE 76 OF THE FRANKLIN COUNTY RECORDER'S OFFICE.

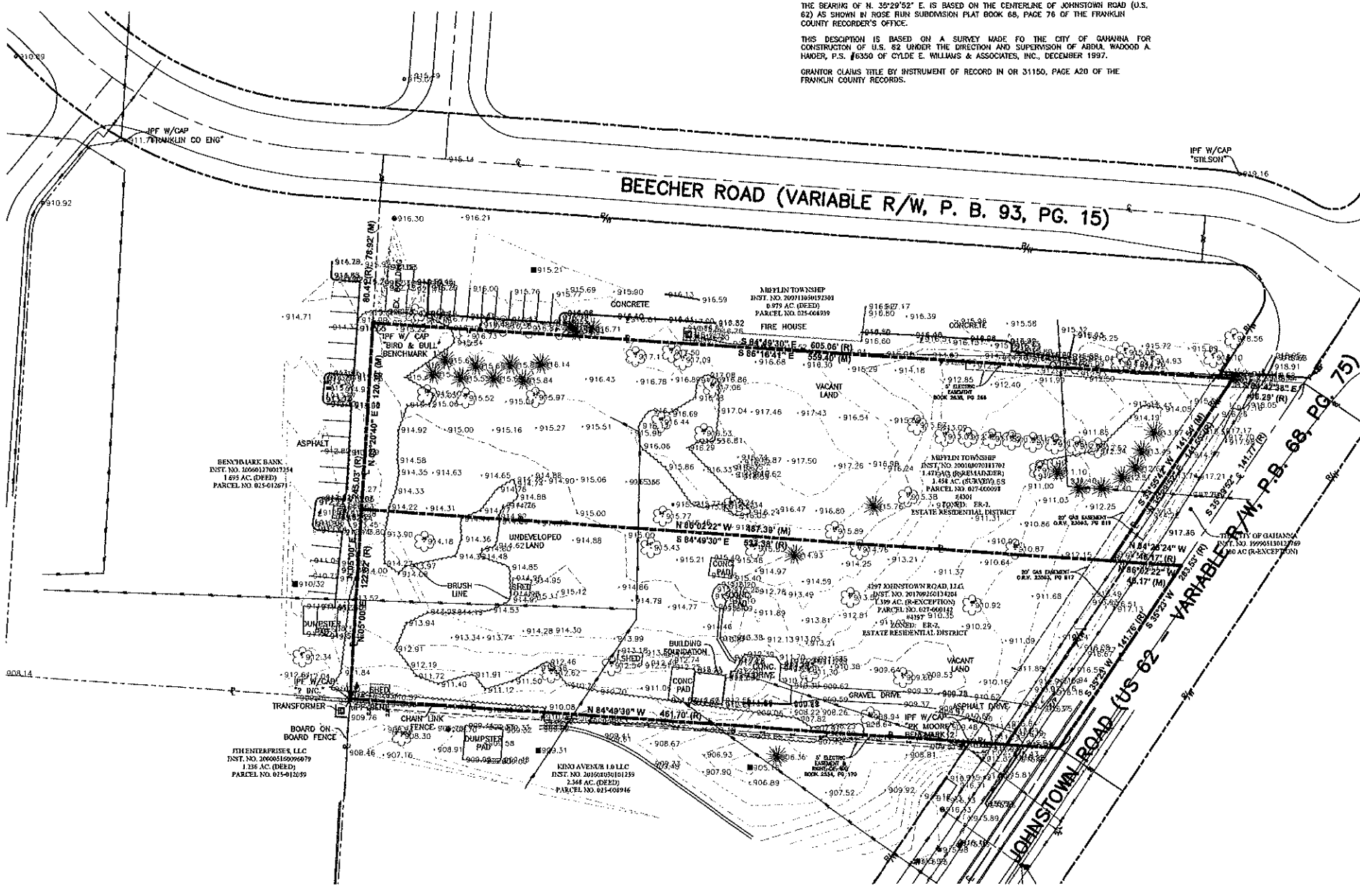
THIS DESCRIPTION IS BASED ON A SURVEY MADE FOR THE CITY OF GAHANNA FOR CONSTRUCTION OF U.S. 62 UNDER THE DIRECTION AND SUPERVISION OF ABRAHAM WOODCOCK A. HADEN, P.S. #0350 OF CALDE E. WILLIAMS & ASSOCIATES, INC., DECEMBER 1997.

GRANTOR CLAIMS TITLE BY INSTRUMENT OF RECORD IN O.R. 31150, PAGE 420 OF THE FRANKLIN COUNTY RECORDS.



SITE LOCATION MAP
 SCALE: NOT TO SCALE

- LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE OF ROAD
 - SETBACK LINE
 - EASEMENT LINE
 - GAS LINE
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - WATER LINE
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD TELEPHONE LINE
 - UNDERGROUND TELEPHONE LINE
 - CABLE LINE
 - FIBER OPTIC CABLE LINE
 - ELEVATION CONTOUR
 - FENCE
 - SHALE
 - EDGE OF PAVEMENT
 - RAILROAD SPIKE (FOUND)
 - RAILROAD SPIKE (SET)
 - IRON PIN (FOUND)
 - IRON PIN (SET)
 - MAG NAIL (FOUND)
 - MAG NAIL (SET)
 - BENCHMARK
 - SPOT ELEVATION
 - POWER POLE
 - LIGHT POLE
 - TELEPHONE POLE
 - UTILITY POLE
 - GLY WIRE
 - TRAFFIC BOX
 - ELECTRIC TRANSFORMER
 - ELECTRIC BOX
 - ELECTRIC METER
 - TELEPHONE PEDESTAL
 - TELEPHONE MARKER
 - GAS VALVE
 - GAS MARKER
 - WATER VALVE
 - FIRE HYDRANT
 - STORM CURB INLET
 - STORM CATCH BASIN
 - STORM MANHOLE
 - STORM MANHOLE
 - SANITARY MANHOLE
 - CLEAN OUT
 - SKIN
 - MARLBOR
 - CONCRETE
 - BRUSH/TREE LINE
 - BUILDING RECORD
 - MEASURED



BASIS OF BEARINGS:

THE RECORD BEARINGS, AS SHOWN HEREON, ARE AS RECORDED IN THE DESCRIPTION OF THE ORIGINAL 3.00 ACRE PARCEL, THE 1.399 ACRE AND 0.130 ACRE EXCEPTION PARCEL BY INSTRUMENT NUMBER 200106070181702, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

THE DESCRIPTION BEARINGS ARE REFERENCED TO THE CENTERLINE OF JOHNSTOWN ROAD, BEING SOUTH 35 DEGREES 23 SECONDS WEST (0.130 AC.) AND SOUTH 35 DEGREES 29 MINUTES 52 SECONDS WEST (0.130 AC.), DOCUMENTS REFERRED TO ARE RECORDED IN THE FRANKLIN COUNTY RECORDS OFFICE.

THE MEASURED BEARING SYSTEM, AS SHOWN HEREON, IS AS DETERMINED BY VRS-GPS SURVEY OF LOCAL CONTROL POINTS AND PROPERTY MONUMENTATION UTILIZING MOUNTPOINT-000T_JAD83(2011)_RTCM30 (GEOID 12A) IN AUGUST OF 2018.

CERTIFICATION

TO: WESTCOOR LAND TITLE INSURANCE COMPANY AND PNC BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1, 2, 3, 4, 5, 6(A), 8, 11 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN OCTOBER, 2018.

PRIME C M & S, INC.

DWIGHT A. TILLES, P.S. #7807

DATE

PRIME Construction Management Survey
 8415 PULSAR PLACE (SUITE 300)
 COLUMBUS, OH 43240
 P. 614-839-0250 | F. 614-839-0251

ADVANCED CONSTRUCTION
 9313 LAKE OF THE WOODS DR.
 GALENA, OHIO 43021

ALTA/NSPS SURVEY
 GASLIGHT SQUARE
 4301 E. JOHNSTOWN RD.
 GAHANNA, OHIO
 (4797 - TOPOGRAPHIC SURVEY ONLY)

Revisions

19 OCTOBER, 2018

1" = 40'

SURVEY

1-1

GAS

CONTRACTOR SHALL COORDINATE TIMING AND LOCATION OF CONNECTION TO GAS MAIN, SERVICE LINE SIZING AND ON SITE CONFIGURATION WITH COLUMBIA GAS OF OHIO. TAP OF MAIN WILL BE MADE BY GAS COMPANY.

COORDINATE SIZE OF GAS SERVICE LINE WITH OWNER AND COLUMBIA GAS OF OHIO.

Ⓒ PRELIMINARY LOCATION OF PROPOSED GAS METER

ELECTRIC

CONTRACTOR SHALL COORDINATE THE INSTALLATION OF PROPOSED UNDERGROUND ELECTRIC FROM THE EXISTING POWER POLE WITH THE UTILITY COMPANY.

Ⓓ PRELIMINARY LOCATION FOR TRANSFORMER.

WATER

PROPOSED WATER SERVICE TAP PER CITY OF COLUMBUS REGULATIONS TO WATER SERVICE VALVE TO BE LOCATED 2' EAST OF PROPOSED BIKE PATH. SERVICE LATERAL TO BE BY JACK AND BORE UNDER JOHNSTOWN ROAD.

PROPOSED SERVICE LINE SHALL BE ACCEPTABLE POLY MATERIAL WITH MINIMUM 4' COVER INSTALLED A MINIMUM 10' FROM PROPOSED SANITARY SERVICE LATERAL.

BACK FLOW PREVENTION ASSEMBLY INSTALLATION, WHERE NEEDED, AS PER COLUMBUS DIVISION OF WATER STANDARD DRAWING L-9002 A & B, (DATED 1/26/18)

2" AND SMALLER PIPE MATERIAL FOR THE PRIVATE WATER SYSTEM AFTER THE WATER METER SHALL BE TYPE K SOFT TEMPER COPPER OR A DIVISION OF WATER APPROVED POLY TUBING ONLY.

SANITARY

ROOF DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

TRENCH BACKFILL SHALL BE GRANULAR MATERIAL IN ACCORDANCE WITH ITEM 912 UNDER ALL PROPOSED PAVEMENTS AND WALKS. REMAINING BACKFILL SHALL BE PER 911.

CODING NOTES:

- Ⓒ CONNECT TO EXISTING SANITARY MAIN WITH 8"x6" REDUCER.
- Ⓓ EXTEND 6" PVC SANITARY SERVICE AT MINIMUM 2.08% SLOPE PER CITY OF GAHANNA STD. DWG. G-39.
- Ⓔ CONFIRM SERVICE ELEVATION WITH PLUMBING PLANS. LOCATE 5' SOUTH OF BLDG. WALL.
- Ⓕ PROVIDE CLEAN OUT PER CITY OF GAHANNA STD. DWG. G-12.

SITE DEVELOPMENT NOTES

EARTHWORK ACTIVITIES INCLUDING COMPACTION SHALL BE PER THE SCHEDULE ON SHEET 7.

ADD 900 TO PROPOSED ELEVATIONS TO OBTAIN USGS ELEVATIONS.

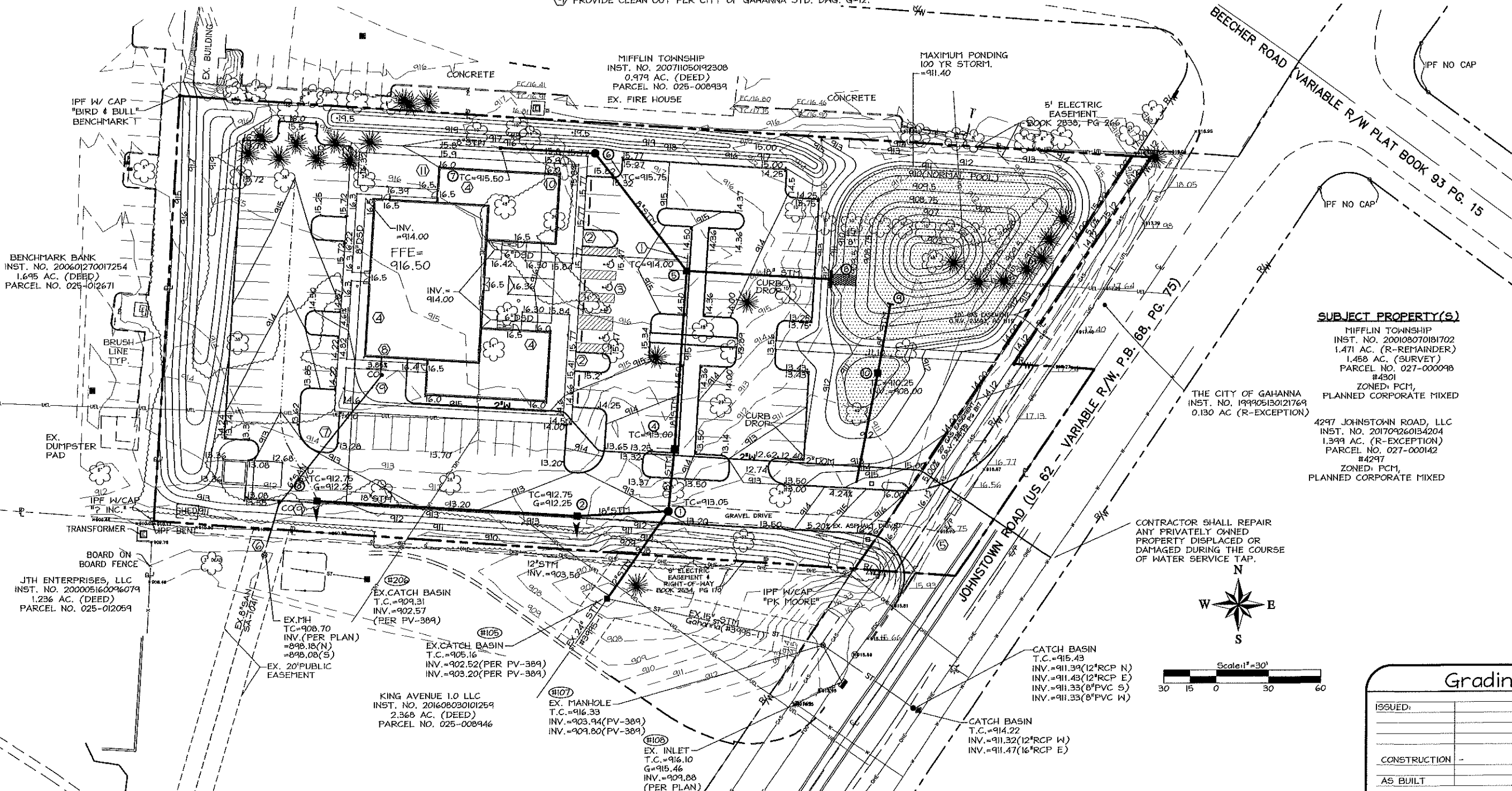
PROPOSED FLOOD ROUTING

INDICATES MAXIMUM PONDING BASED ON OVERLAND FLOOD ROUTING ELEVATIONS AS ESTABLISHED ON GRADING PLAN.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL UTILITIES AS NECESSARY FOR THIS DEVELOPMENT. CODED NOTES:

- ① PROVIDE UNDERDRAINS AT CATCH BASINS PER DETAIL THIS SHEET.
- ② THERE IS NO GRADE TRANSITION ALONG THE FRONTAGE WALK ALONG THE ENTIRE CONCRETE WALK INTERFACE.
- ③ SLOPES CANNOT EXCEED 1.50% IN ANY DIRECTION OVER HANDICAP MANEUVERING AREAS.
- ④ BUILDING DOWNSPOUT DRAIN AT MINIMUM 1.0% SLOPE UNLESS OTHERWISE NOTED. VERTICAL DOWNSPOUTS SHALL BE CONNECTED PER DETAIL SHEET 5.
- ⑤ PROVIDE CURB CUT PER DETAIL CITY OF COLUMBUS STANDARD DRAWING 2208.

STORMWATER MANAGEMENT NOTE
STORMWATER MANAGEMENT IS PROVIDED VIA POND. WATER QUALITY IS PROVIDED VIA DOWNSTREAM SYSTEM TO SOUTH.



SUBJECT PROPERTY(S)

MIFFLIN TOWNSHIP
INST. NO. 200108070101702
1.471 AC. (R-REMAINDER)
1.458 AC. (SURVEY)
PARCEL NO. 027-000098
#4301
ZONED: PCM,
PLANNED CORPORATE MIXED

THE CITY OF GAHANNA
INST. NO. 199905130121769
0.130 AC (R-EXCEPTION)

4297 JOHNSTOWN ROAD, LLC
INST. NO. 201709260134204
1.399 AC. (R-EXCEPTION)
PARCEL NO. 027-000142
#4297
ZONED: PCM,
PLANNED CORPORATE MIXED

CONTRACTOR SHALL REPAIR ANY PRIVATELY OWNED PROPERTY DISPLACED OR DAMAGED DURING THE COURSE OF WATER SERVICE TAP.



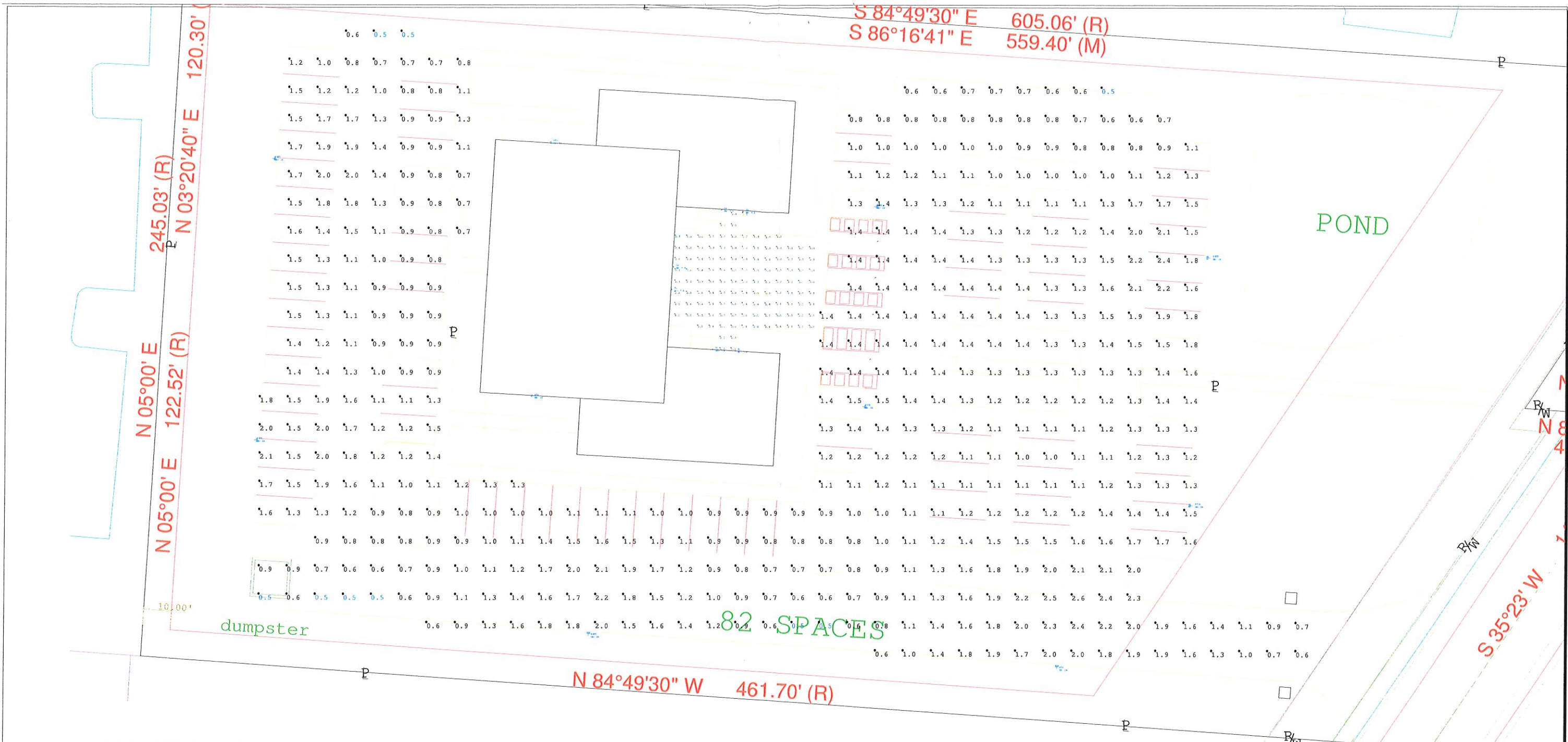
Grading Plan

ISSUED:	11-20-2019
	03-05-2020
CONSTRUCTION	-
AS BUILT	-

GASLIGHT SQUARE
4297-4301 JOHNSTOWN ROAD
GAHANNA, OHIO

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DES Engineering, LLC
121 Richland Road
Xenia, Ohio 45395
PH: 614-638-0071
Email: dsrmec@woh.rr.com



Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens	Lum. Watts
	6	W1	SINGLE	0.500	JUSTICE DESIGN GROUP #PNA-7524W	1450	9
	3	P5WQ	SINGLE	0.950	MCGRAM #GPC-AF-02-LED-E1-5WQ	13386	113
	1	PT3	SINGLE	0.950	MCGRAM #GPC-AF-02-LED-E1-T3	12710	113
	4	P4FT	SINGLE	0.950	MCGRAM #GPC-AF-02-LED-E1-T4FT	12784	113
	2	WT3	SINGLE	0.950	MCGRAM #GWC-AF-01-LED-E1-T3-600	4285	34

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COURTYARD	Illuminance	Fc	1.45	2.3	0.7	2.07	3.29
PAVED LOT	Illuminance	Fc	1.25	2.6	0.5	2.50	5.20

NOTES:
 1. CALCS AT GRADE.
 2. FIXTURE MOUNTING HEIGHT INDICATED WITH TYPE.



**GASLIGHT SQUARE
 GAHANNA MOB**
 SITE LIGHTING ANALYSIS REV1



GWC SERIES

GPC SERIES

SUMMIT SERIES

SPECTRUM LIGHTING
 700 TAYLOR AVE.
 COLUMBUS, OH 43219
www.spectrumohio.com



May 8, 2020

Shawn McAllister
3040 Riverside Dr Suite 225
Upper Arlington, OH 43221

RE: Project 4297-4301 Johnstown Rd Variance Comments

Dear Shawn McAllister:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Building

1. No comments.

Engineering

2. Engineering has no objection to the requested variance.

Community Development

3. Informational Comment - As previously mentioned in review of the FDP, staff has no objections to the variance request.

Soil & Water Conservation District

4. No Comment Received.

Public Service

5. No Comment Received.

Public Safety

6. No Comment Received.

Parks

7. No Comment on Variance.

Fire District

8. No Comment Received.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant

200 S. Hamilton Rd. Gahanna, Ohio 43230
614.342.4010 (Phone) 614.342.4100 (Fax)



PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

Request for final development plan (FDP), design review (DR), and variance approval for a new medical office building. A portion of the property was annexed in 2018 and the property was rezoned in 2019. The anticipated use at the time of the annexation and rezoning was medical office.

The property is zoned Suburban Office and Institutional (SO). SO permit a variety of professional and medical office uses. The area known as the North Triangle (Morse/Hamilton/Johnstown) has several properties with similar zoning and uses. The land use plan designates the property as Professional Office. The proposed use of the property is consistent with the future land use, zoning, and development of adjacent properties.

A two story building just over 16,000 square feet is proposed on just under three acres of land. This is a relatively low amount of square footage per acre. This allows for ample open space and parking. A robust landscape plan has been reviewed by staff. After considerable discussion, there are no staff comments related to the proposed plantings.

One variance has been requested. The lighting standards of Chapter 1163.06 limit the average intensity of light at the parking surface to a maximum of .5 foot candles. This standard is almost impossible to meet while still providing enough lighting to provide pedestrian and vehicular safety. Thus, a variance has been requested to allow for an average of 1.25 foot candles.

Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- A. The proposed development meets the applicable development standards of this Zoning Ordinance.
- B. The proposed development is in accord with appropriate plans for the area.
- C. The proposed development would not have undesirable effects on the surrounding area.
- D. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Design Review

General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect and enhance the physical surroundings of the Design Review District.

SO zoned properties are subject to additional design standards of Design Review District 3 (DRD-3). Specific standards applicable to this request include the following:



- Brick, stone, cement, decorative aluminum, wood, or other materials that enhance the development and create visual interest should be encouraged.
- Specific colors and color schemes should be designed to ensure universal harmony on all commercial developments.
- Lighting devises should be decorative.
- Parking area shall add visual interest to the development.

Variance

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Recommendation

Staff recommends approval of the applications as submitted. The use of the property has been known for several years as the Gahanna Community Improvement Corporation (CIC) participated in the annexation of the property. A rezoning and conditional use were also approved. The proposed use is consistent with many other properties in the North Triangle. Building design, color, and materials are also consistent with other developments in the area, most notable is the Emilia School at 1075 E Johnstown Rd.

The variance to lighting is one of the most commonly requested variances. Staff is working on a code change to modify this standard to reduce the number of variance requests while protecting adjacent properties from light pollution. Staff supports the variance request.

Gahanna

Location/Zoning Map

